



Memorandum

TO: COYOTE VALLEY SPECIFIC
PLAN TASK FORCE

FROM: Susan Walsh

**SUBJECT: SUMMARY OF TECHNICAL
ADVISORY COMMITTEE
MEETING #8 HELD ON 2/17/04**

DATE: March 1, 2004

Approved

Date

Technical Advisory Committee (TAC) Members Present:

Rebecca Tolentino (City of Morgan Hill), Luis Da Silva (San Jose City Fire Department), Jessica Fitchen (Greenbelt Alliance), Kyle Simpson (Greenbelt Alliance) and Bill Smith (Santa Clara Valley Water District)

City Staff Present:

Sal Yakubu, (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCVE) and Perihan Ozdemir (PBCE)

1) Welcome and Introductions

The meeting started at 3:35m p.m. and everybody introduced themselves.

2) Updates: 2/9 Task Force Meeting and Revised Schedule

Susan Walsh, Senior Planner with the San Jose Department of Planning, Building and Code Enforcement, briefly reviewed the handouts that were available for the meeting. They included:

1) Summary of the of the January 20, 2004 TAC Meeting, 2) Summary of the January 12, 2004 Task Force Meeting, 3) Letters of Correspondence from Carl Guardino (Silicon Valley Manufacturing Group) dated January 15, 2004 and from Rita Norton, dated January 22, 2004.

Susan provided a brief summary of the February 9th Task Force Meeting noting that several of the TAC members were present. She indicated that the new land planning and urban design team was introduced to the Task Force including Doug Dahlin (Dahlin Group), and Ken Kay (Ken Kay Associates). Other members of the team who were not present include James Cheng Architects (specialists in mid / high-rise and mixed-use development), Development Design Group (specialists in destination retail and place-making). She indicated that the Phase I environmental consultants are still part of the team and that Jim Musbach, with EPS (Economic and Planning Systems), who was in

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attendance at the Task Force meeting, would be part of the team. Susan also circulated a handout, which Mr. Dahlin distributed to the Task Force.

She explained that Doug Dahlin presented a draft work plan, and indicated that February and March would be the "Listening Phase". She stated that a Task Force and Community meeting scheduled for March 13, 2004 would include a tour of Coyote Valley. She encouraged the TAC members to attend the March 13th meeting. Susan stated that there are two Task Force meetings planned for April and two for May, which will be called the "Idea Phase". In this phase three alternative design concepts for the Plan, which must be consistent with the City Council's Vision for the Coyote Valley Specific Plan, will be developed with the Task Force and the community. There are two meetings planned for June at which the three alternatives will be refined and analyzed, and in August the Task Force will select the preferred alternative to recommend to the City Council. Staff indicated that when the work plan is finalized it would be presented to the TAC as well.

Sal Yakubu, Principal Planner with the San Jose Department of Planning, Building and Code Enforcement, indicated that once the preferred alternative is developed the EIR will be prepared and the urban design guidelines and zoning will be developed. He also stated that the whole process of development of the Specific Plan, including the urban design guidelines and the zoning, is expected to be completed by December of 2005. Sal indicated that there would be progress reports to the City Council at certain milestone points in the process.

Susan stated that the Greenbelt Alliance also made a presentation of their vision for the Coyote Valley at the February 9th Task Force meeting and they distributed a handout, which Susan circulated for the TAC members. She indicated that the Greenbelt Alliance's vision may also be downloaded from their website which is noted at the bottom of their handout.

Susan explained that two primary comments made by the Task Force at the February 9, 2004 meeting were: 1) Task Force members wanted the consultant team to clearly explain the mechanisms that have been used successfully in other plans for the equity sharing (sharing the profits and the burdens that will result from the Plan) fairly among all of the 260 property owners. They indicated that they would like to see a discussion of equity sharing at the next Task Force Meeting; and 2) Some Task Force members expressed skepticism about the viability of agricultural use in the Plan. In response, Mr. Dahlin explained that the consultant team might not be talking about traditional agriculture for the plan, but that they may explore things like farmer's markets, and community gardens to help tie the Plan into Coyote Valley's agricultural heritage.

Susan handed out the Draft Task Force meeting schedule and encouraged the TAC to attend as many Task Force meetings as possible because staff will not be duplicating the presentations at the TAC meetings. She recommended that the TAC meeting planned for March 16th be cancelled since it is so close to the Workshop meeting on March 13th, which the TAC is encouraged to attend.

3) Open Forum and Other Issues

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Susan stated that she would like the TAC members to share their thoughts about the last Task Force meeting and on any other issues that they would like to share with the staff and the Task Force.

The TAC recommended that Task Force and community meetings should not always be held in the Coyote Valley area, but in other geographic areas of the City that are more accessible to the majority of the public, as well as on weekday evenings. Staff indicated that they would look at that possibility since some members of the public had indicated similar concerns at the previous community meetings. Staff asked the TAC whether they felt it was beneficial to have a second set of meetings with the same agenda and the TAC indicated that they felt the first two community meetings that were held with the same agendas were very beneficial. Staff stated that they would share these ideas with the Task Force and possibly recommend some changes to the schedule.

The TAC indicated that there should be consultant meetings with the whole group of property owners to explain this issue of equity sharing and land values. Staff indicated the land planning / urban design consultant would soon be holding interviews with the various stakeholders including the property owners where the issue of equity sharing and land values, among other issues, would be discussed.

The TAC recommended that the sustainable agriculture specialist, referenced at the last Task Force meeting, be invited to join the team to help generate creative ideas and different business plans for sustainable agriculture in the Plan. Staff indicated that the consultants and City staff would consider incorporating other consultants as necessary throughout the development of the Specific Plan and that the sustainable agriculture specialist may be considered. Darryl Boyd, a Principal Planner with the San Jose Planning, Building and Code Enforcement Department, also mentioned that there are a lot of unique and creative forms of sustainable agriculture that are not based on the traditional agriculture model. He cited one good example of a restaurant in Santa Barbara that bases its menu solely on all locally grown produce. One of the TAC members also mentioned Duarte's Restaurant in Pescadero that grows its own vegetables.

Jessica Fitchen, with the Greenbelt Alliance, stated that she wanted to arrange a "brain dump" with WRT / Solomon etc. and other consultants who worked on their Vision, to share all of their knowledge with the City's land planning / urban design consultant. Staff indicated that they would think about that and see what the best format would be to share that information.

Bill Smith, with Santa Clara Valley Water District, indicated that he was happy to hear the land planning / urban design consultant talk about the surface water and hydrology issues, and he mentioned that the Water District and the watershed management staff would like to develop a good working relationship with the land planning team to share ideas, particularly on issues regarding compliance with the new C-3 provisions.

Sal indicated that staff and the land-planning consultant would be conducting stakeholder interviews with the Water District representatives soon, as a way to open dialogue and begin the sharing of information on surface water and hydrology issues. Darryl Boyd indicated that there are

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probably about 6-8 particular agencies or organizations that the City has targeted to have meetings with. They include the Santa Clara Valley Water District (SCVWD), the Valley Transportation Agency (VTA), City of Morgan Hill and Santa Clara County.

The TAC also questioned when the work plan for the land planning / urban design would be ready and staff indicated that it would probably go to City Council in March.

Staff asked the TAC what other items they would like to see on future TAC agendas. The TAC indicated that they would like another agenda item regarding hydrology after the land planning consultants develop their ideas on hydrology in the design alternatives. Darryl Boyd said that the City has administrative draft reports on existing conditions / background assessment, which the City staff and David Powers and Associates are reviewing. A summary of the reports would be available in March. Sal indicated that the environmental consultants would also stay with us throughout the land planning process.

The TAC had some questions about how the North and Mid-Coyote areas would be planned and whether jobs and housing would be restricted to North Coyote and Mid-Coyote respectively. Sal explained that if we focusing jobs in North Coyote and housing in the Mid-Coyote would reinforce the concept of sprawl. Sal stated that the City Council's Vision for the Coyote Valley Specific Plan talks about planning the North and the Mid-Coyote areas together and that the boundary between them should be very flexible. He further explained that the Vision calls for transit-oriented mixed-use development and we want to come up with a new model for town development. He indicated that the only line that is required to stay in place is the line between the Mid-Coyote and the Greenbelt so the Greenbelt area will be preserved.

The TAC also had some questions regarding about how the 50,000 jobs and the 25,000 housing units would actually be implemented. Susan indicated that our economist, Jim Musbach with EPS, would be working on that question with us throughout the land-planning phase.

Darryl indicated that one of the biggest issues that we will have to grapple with on the jobs side is the "Bailey Over-the-Hill" issue. He indicated that the City knows that 20,001 jobs would trigger the need for the construction of a connection over the hill to Bailey Avenue Interchange, which will come with its own set of issues. The traffic consultants will analyze this issue when the three alternatives are developed.

4. Adjourn

The meeting was adjourned at 4:35 p.m.